Comprehensive Development Plan
Sub-Zero
Fitchburg, WI

Sub-Zero Wolf Inc
Fitchburg, WI
July 21st, 2015

Prepared by:
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Madison, WI 53717
608-833-7530
Nathan G. Oswald, E.I.T.

FN: 15-05-118

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1 Introduction

D'Onofrio, Kottke & Associates Inc. has prepared this Comprehensive Development Plan (CDP) for the proposed Sub Zero development project. The CDP will be used as the guide for developing the remaining lands owned by Sub Zero Wolf Inc. located near Marketplace Drive. An industrial building, parking areas, and loading docks are proposed within phase I of this development.

This CDP is submitted for review and approval by the City of Fitchburg under Zoning Ordinance Chapter 22.

2 Existing Conditions

2.1 Site Location

The subject property is composed of 167.8 acres and is located north of Lacy Road and south of McKee Road, within Section 8 of the City of Fitchburg. The property is approximately bounded by:

- South: Land owned by Payne & Dolan Inc (north of Lacy Road)
- North: McKee Road
- East: Jim Spahr Development (west of S. Seminole Highway)
- West: Land owned by Payne & Dolan (east of Verona Road)

Figure 1 illustrates the project location and the surrounding existing area.

2.2 Zoning

The property is currently zoned as R-D (Rural Development) as shown on **Figure 2A & Figure 2B**. **Figure 3** illustrates the location of the development within the North Stoner Prairie Neighborhood Plan future development map. Sub Zero is requesting that the site be zoned as I-G (General Industrial) as defined by Chapter 22 in the City of Fitchburg's ordinances.

2.3 Topography

Figure 4 displays the existing conditions of the project site which currently functions as the Sub Zero campus, cultivated farmland, and the western portion is being mined by Payne & Dolan.

2.4 Soil Information

The project site's existing soil types, according to the Natural Resources Conservation Service Web Soil Survey (http://websoilsurvey.nrcs.usda.gov), can be found on Figure 5.

Prior to construction of the proposed development, soil borings will be performed and analyzed.

2.5 Natural Features

Eco-Resource Consulting, LLC has completed a "Preliminary Natural Resource Assessment for the Proposed Site of the North Stoner Prairie Development" in November 2013. Eco-Resource Consulting, LLC has determined that there are five areas (2-6) within or adjacent to the Sub Zero lands that are noteworthy, with trees worth retaining for visual interest and the existing wetland feature. A map illustrating these areas can be found in the North Stoner Prairie Neighborhood Plan (page 283). Sub Zero intends to preserve the trees on the north-south fence-line, which encompasses areas 3-5 of the assessment, and will explore the possibility of a wetland scrape in area 6 to enhance the wetland features and vegetation.

2.6 Environmental Designations

According to the Wisconsin Wetland Inventory on the DNR Surface Water Data Viewer, the proposed project site contains a wetland which has been delineated by Stantec (an assured DNR wetland delineator) as of June 2015. **Figure 6** displays the existing wetland and wetland indicators.

2.7 Surface Runoff

The storm water surface runoff for the un-developed site currently drains to the existing wetlands. The proposed site is located within the Yahara River and Lake Monona watershed within the Lower Rock watershed as shown in **Figure 7** according to Dane County Land & Water Resources.

3 Proposed Development

3.1 Proposed Site Plan

The initial phase of the Sub Zero development consists of a 400,000 sf addition on the south side of their southerly building. There will also be a corporate garden on the previous Harvest Haven site. The remainder of the site will be used for future expansion of the Sub Zero campus, to include manufacturing, warehousing, and corporate offices.

3.2 Proposed Utility Plan

The proposed development will be serviced by extending the existing water and sanitary sewer south along Marketplace Drive through Jim Spahr's development (east of the proposed development). The utilities will be extended south until the intersection of "A Street" at which point the utilities will be extended to the west until they reach the eastern boundary of the proposed Sub Zero development. Jim Spahr will hire a contractor to complete the extension of the existing utilities. The proposed Sub Zero development and Jim Spahr's development are located within the Seminole Interceptor sanitary sewer service area as shown in the North Stoner Prairie Neighborhood Plan (page 165).

MMSD fees and Seminole Interceptor fees, will be paid for at the time of CSM approval.

Water impact fees will be paid for prior to the City of Fitchburg's release of any building permits. These fees are included with each building permit.

The proposed sanitary sewer and water main layout will be reviewed by the City of Fitchburg's Utility Project Engineer prior to construction. **Figure 8** is the preliminary proposed utility plan.

3.3 Proposed Street Plan

All streets located within the proposed project will be designed to meet all of the public road specification requirements for the City of Fitchburg (Chapter 27, division 6) and North Stoner Prairie Neighborhood Plan.

A new east-west connector street will be built, and intersect with Commerce Drive which will be extended southerly. Marketplace Drive will be rerouted on the east side of the bike trail.

3.4 Proposed Park

Any park requirements will be satisfied per the City of Fitchburg's Chapter 24 ordinance.

3.5 Proposed Development Plan

The Sub Zero development project is anticipated to be developed over a 10-20 year time frame.

3.6 Storm Water Management Plan

The proposed storm water management system for the development site will be designed to meet all of the City of Fitchburg's requirements as described in Ordinance Chapter 30-28. An erosion control and storm water management permit application along with a storm water management maintenance agreement will be submitted to the Public Works Department prior to construction of the development.

A regional detention basin will be developed in conjunction with Payne & Dolan, and will incorporate the wetlands and surrounding low lying lands. Per the CARPC requirements as part of the USA expansion, 100% stay-on will be achieved by using infiltration techniques throughout the project. Oil and grease will be controlled, and a wet detention basin will be used to reduce sediment prior to runoff reaching the wetlands.

Figures

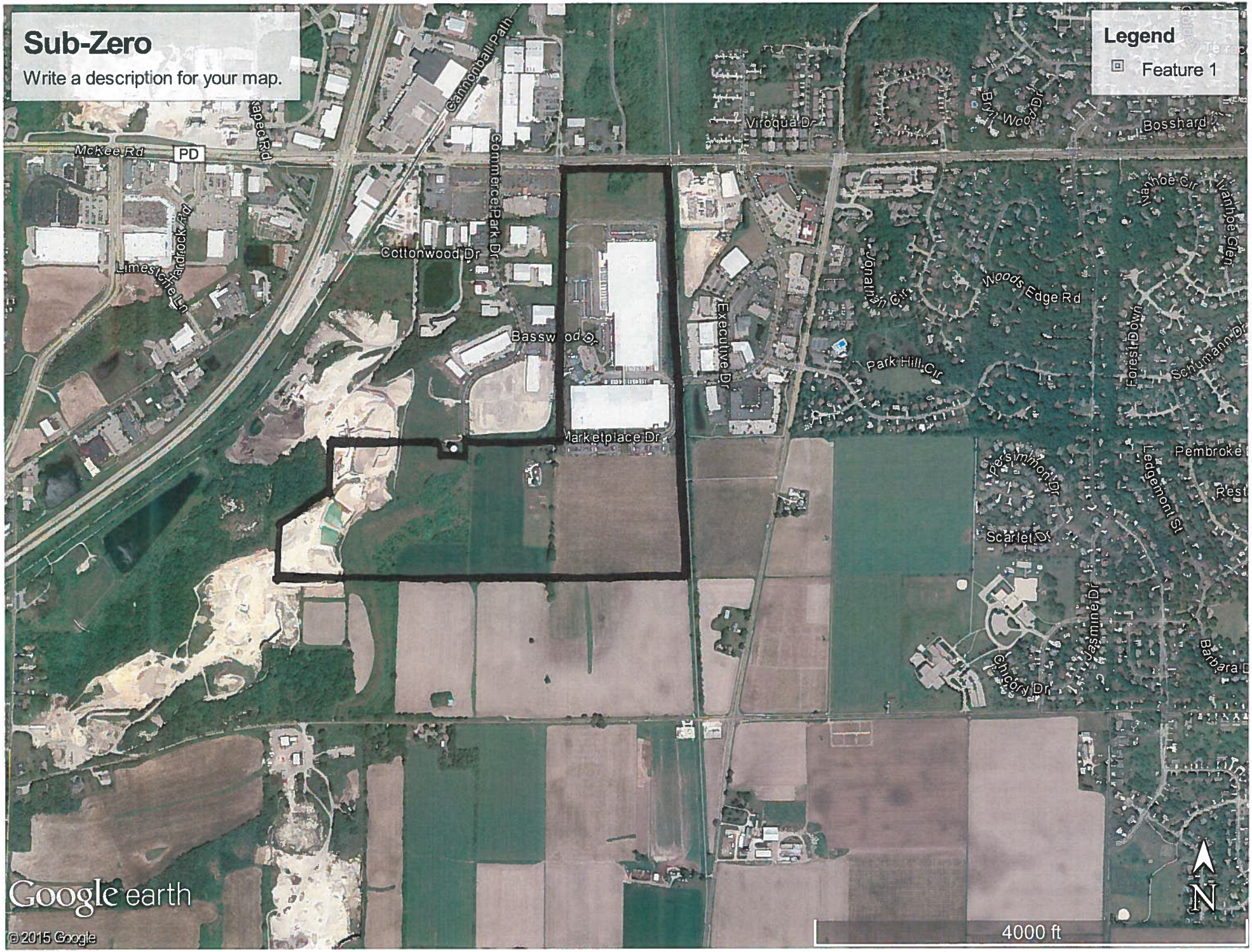
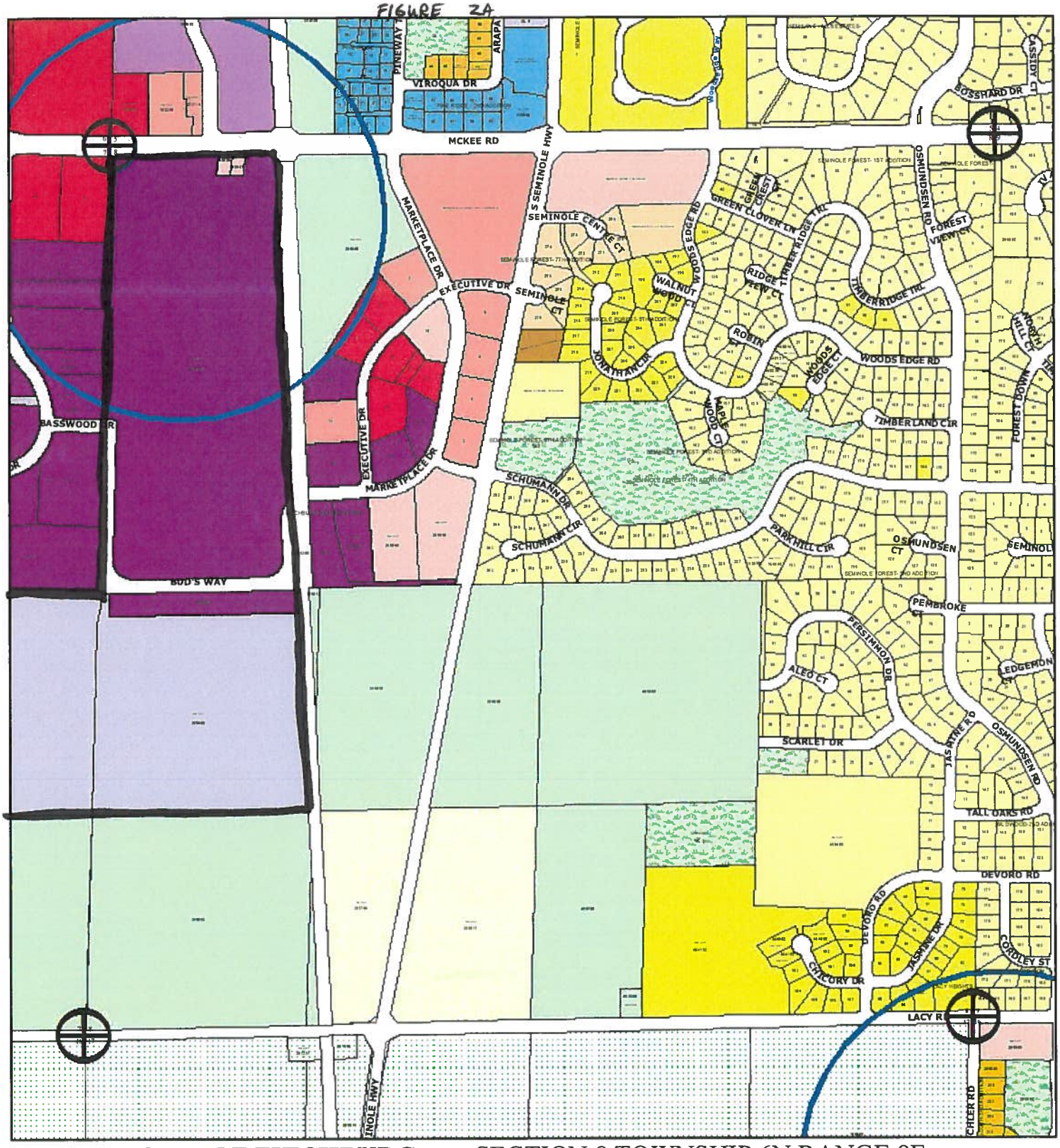

Sub-Zero
Write a description for your map.
Legend
Feature 1
McKee Rd
PD
Cannonball Path
Commerce Park Dr
Cottonwood Dr
Basswood Dr
Marketplace Dr
Executive Dr
Viroqua Dr
Bryn Wood Dr
Bosshard
Ivanhoe Cir
Ivanhoe Glen
Woods Edge Rd
Park Hill Cir
Forestdown
Schumann Dr
Pembroke
Persimmon Dr
Scarlet Dr
Ledgemont St
Gregory Dr
Barbera
Limestone Hardrock Rd
Google earth
© 2015 Google
N
4000 ft

FIGURE 1

FIGURE 2A



CITY OF FITCHBURG SECTION 8 TOWNSHIP 6N RANGE 9E

Zoning Districts

- R-R, Rural Residential
- R-L, Low Density Residential
- R-LM, Low to Medium Density Residential
- R-HA, Former R-4 Residential
- R-M, Medium Density Residential
- R-H, High Density Residential
- B-P, Professional Business
- B-G, General Business
- B-H, Highway Business
- R-D, Rural Development
- I-S, Specialized Industrial
- I-G, General Industrial
- PDD-GIP, Planned Development District - General Implementation Plan
- PDD-SIP, Planned Development District - Specific Implementation Plan
- P-R, Park and Recreation District
- A-T, Transitional Agriculture
- A-X, Exclusive Agriculture
- A-S, Small Lot Agriculture
- SC-NC, SmartCode - New Community

City Limits

Wellhead Protection Area

Section Corner

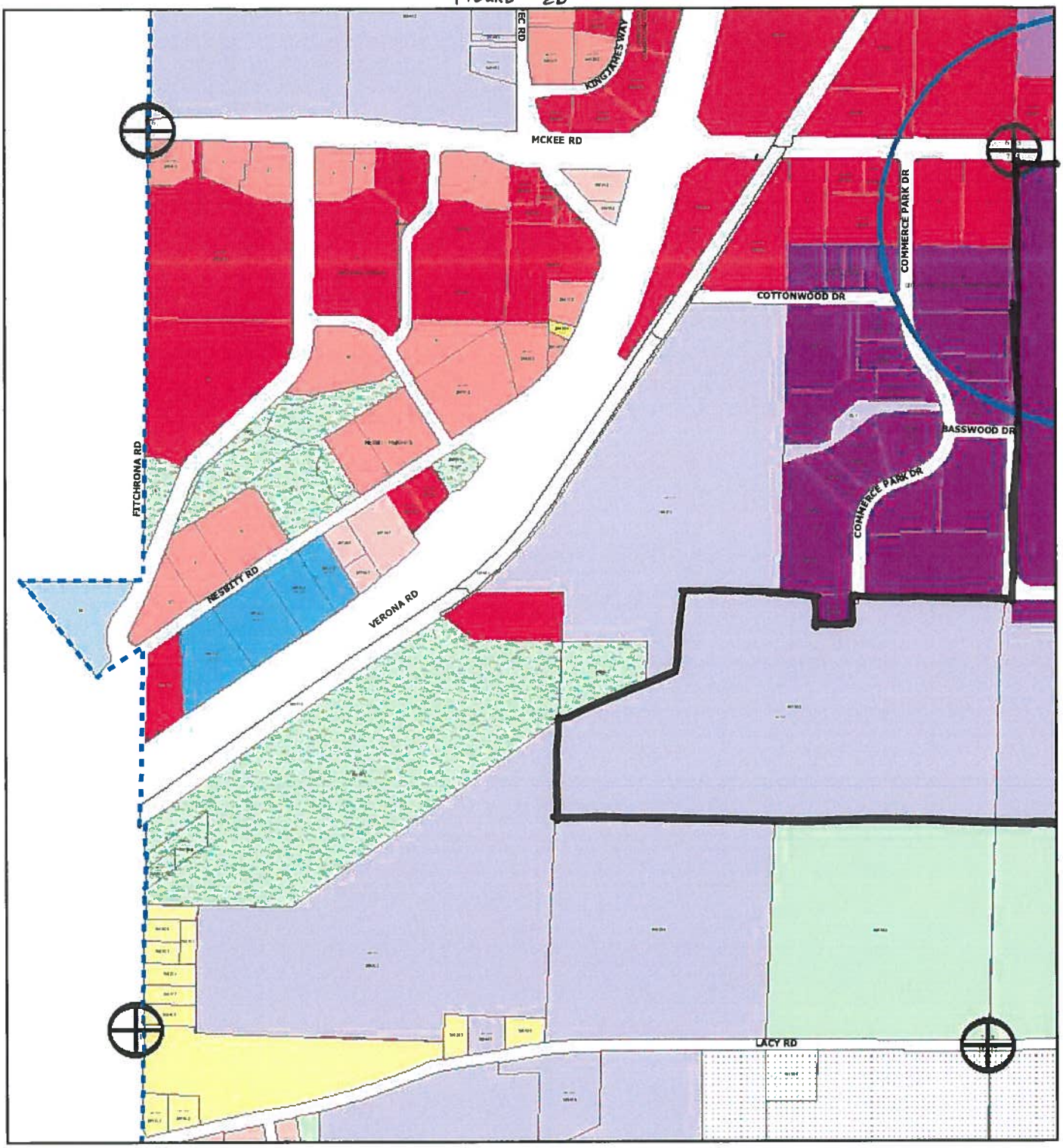
0 200 400 800 1,200 1,600 2,000 Feet

N

Prepared by: Planning and Zoning Department 02.15

THE CITY OF Fitchburg

FIGURE 2B



CITY OF FITCHBURG SECTION 7 TOWNSHIP 6N RANGE 9E

Zoning Districts

- R-R, Rural Residential
- R-L, Low Density Residential
- R-LM, Low to Medium Density Residential
- R-HA, Former R-4 Residential
- R-M, Medium Density Residential
- R-H, High Density Residential
- B-P, Professional Business
- B-G, General Business
- B-H, Highway Business
- R-D, Rural Development
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- City Limits
- Wellhead Protection Area
- Section Corner

0 200 400 800 1,200 1,600 2,000 Feet

N

Prepared by: Planning and Zoning Department 04/14

FIGURE 3

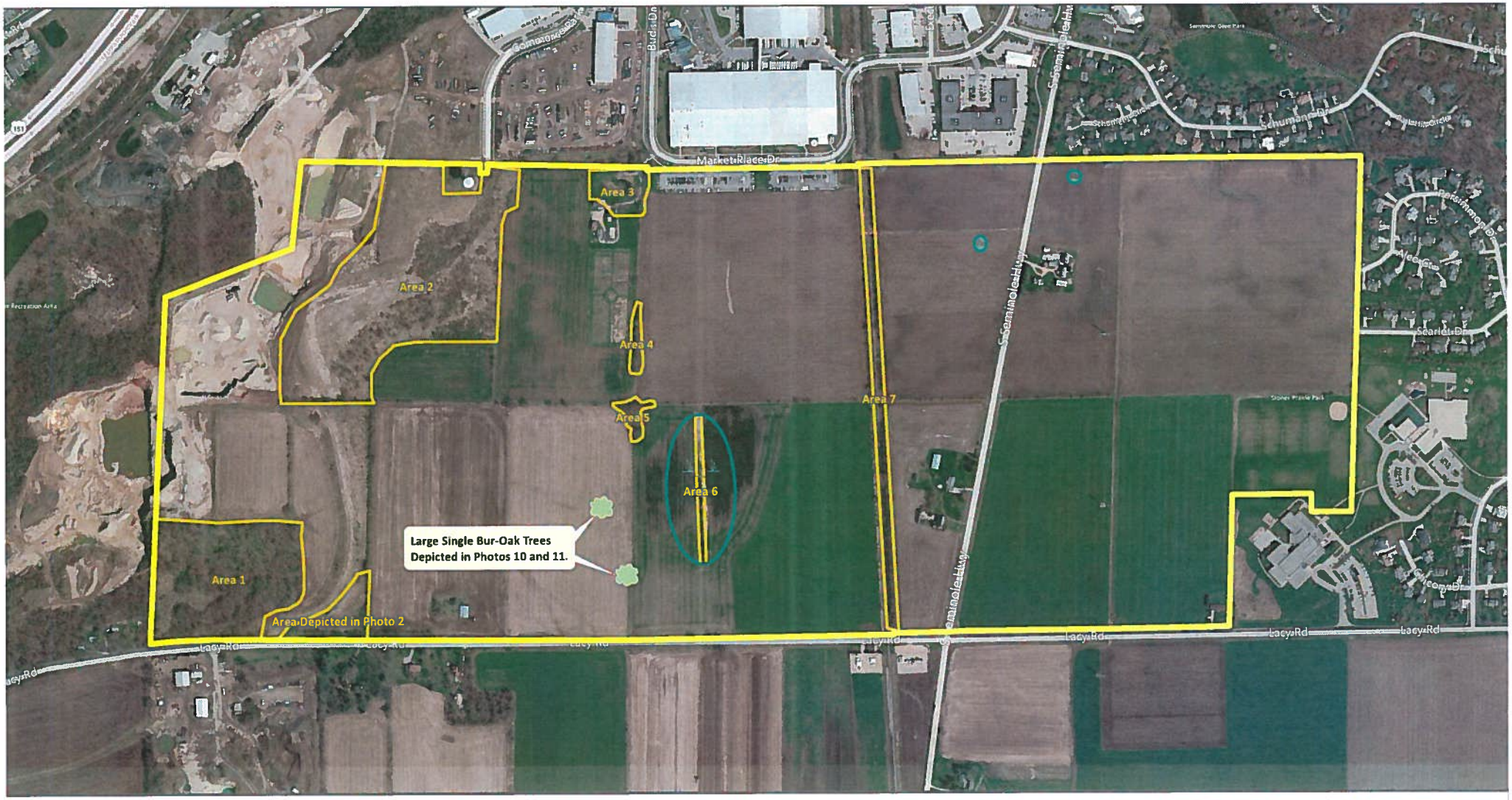


Figure 1: Natural Resource Features
Within the North Stoner Prairie Development Site
City of Fitchburg | Dane County, WI

Closed Depressions Wetlands

North Stoner Prairie Neighborhood Plan - November 2013

N

0 250 500
Feet

1 inch = 500 feet

273

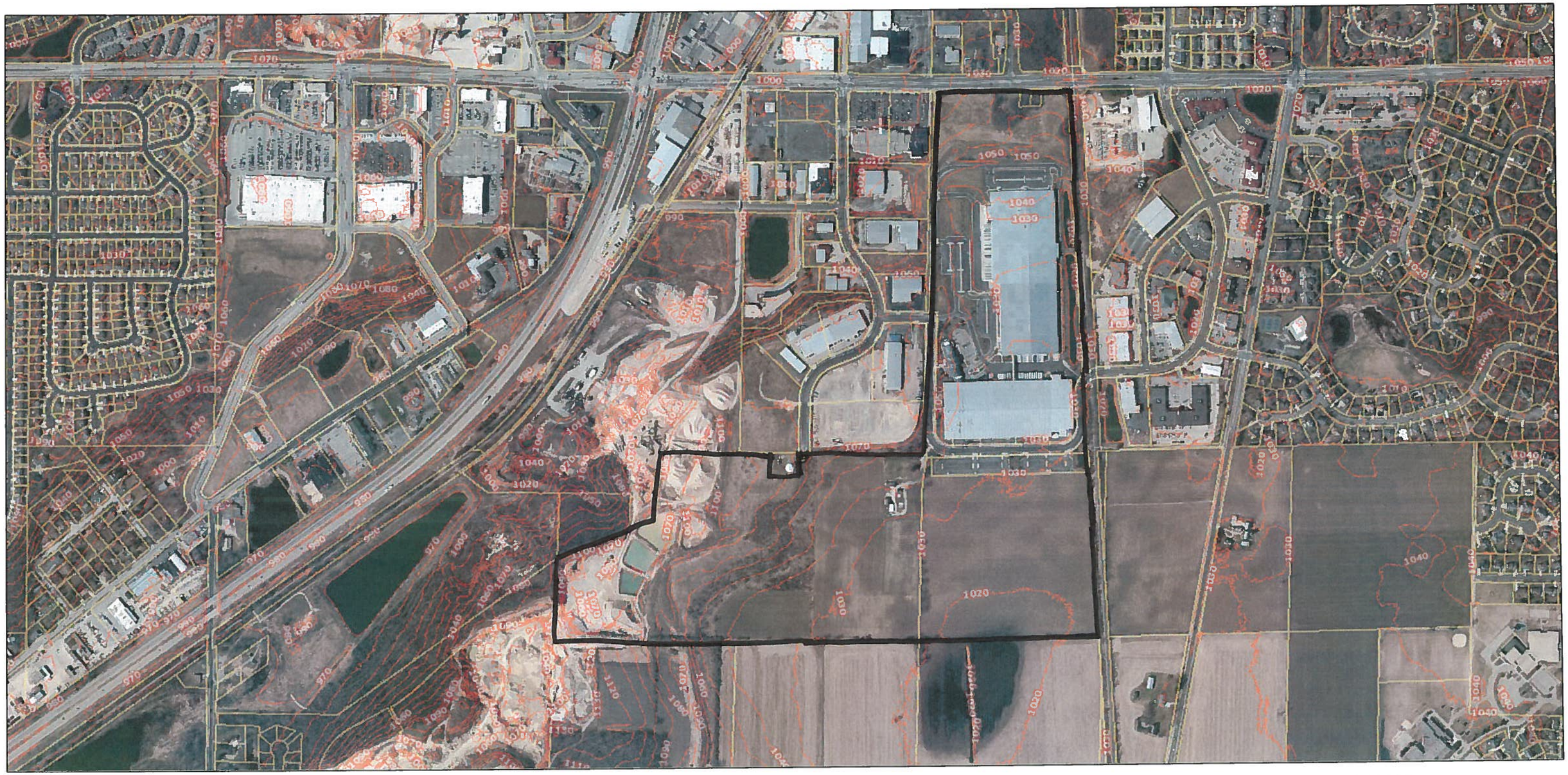
ERC

ECO-RESOURCE CONSULTING, LLC

409 Concord Drive | Oregon, WI 53575 | http://www.eco-resource.net

FIGURE 4

Sub Zero



July 22, 2015

Contours - 10 ft Intervals

Tax Parcels

1:11,285

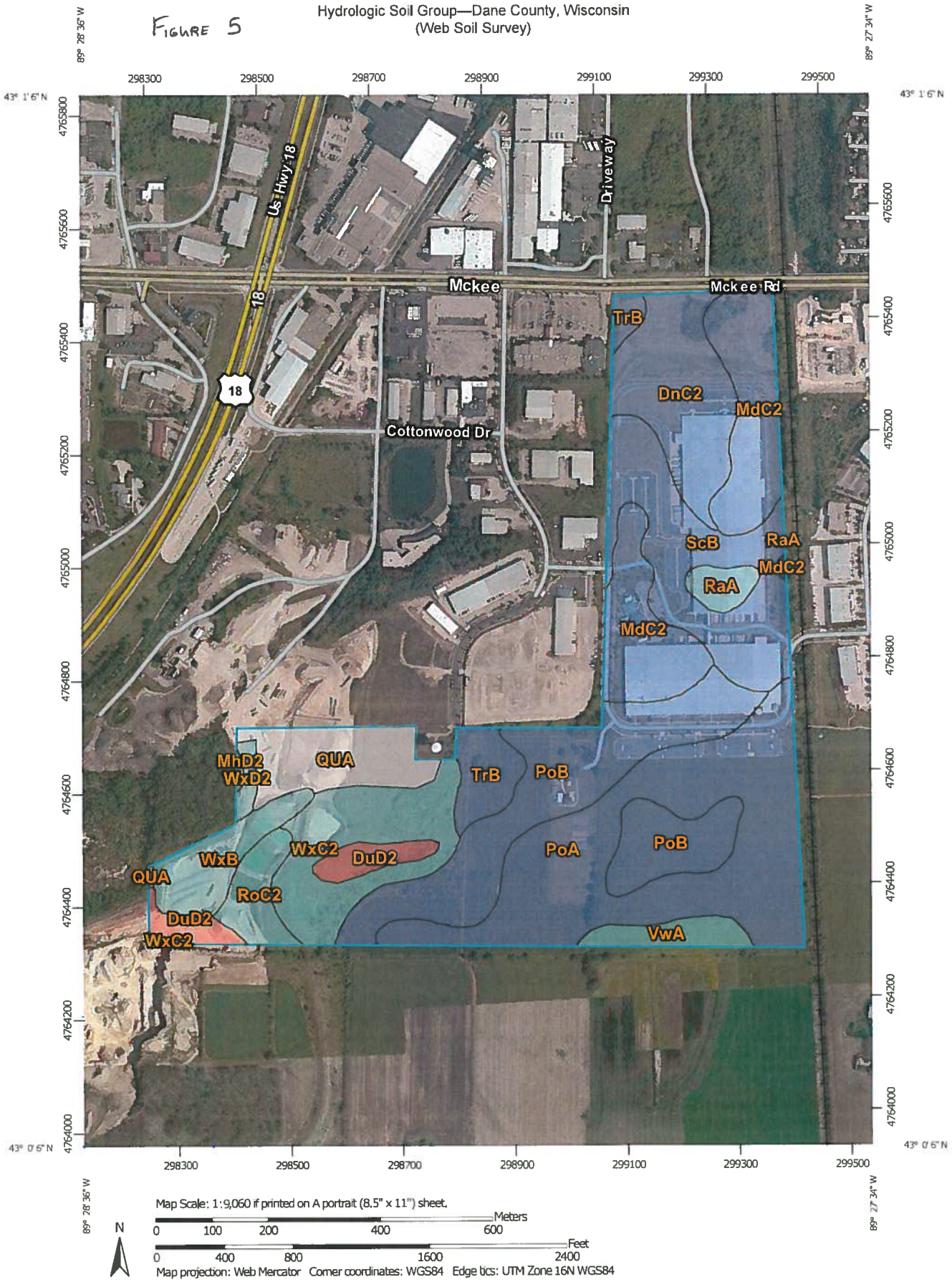
0 0.125 0.25 0.5 mi

0 0.2 0.4 0.8 km

Planning
Geophysical
Water Resources
Recreation
ParcelText

FIGURE 5

Hydrologic Soil Group—Dane County, Wisconsin
(Web Soil Survey)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 12, Sep 18, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 16, 2013—Aug 29, 2013

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Dane County, Wisconsin (WI025)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	B	13.9	8.6%
DuD2	Dunbarton silt loam, 12 to 20 percent slopes, eroded	D	4.3	2.6%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	B	19.5	12.0%
MhD2	Military loam, 12 to 20 percent slopes, eroded	C	0.2	0.1%
PoA	Plano silt loam, gravelly substratum, 0 to 2 percent slopes	B	34.5	21.4%
PoB	Plano silt loam, gravelly substratum, 2 to 6 percent slopes	B	28.0	17.3%
QUA	Quarry		8.7	5.4%
RaA	Radford silt loam, 0 to 3 percent slopes	C	2.0	1.3%
RoC2	Rockton silt loam, 6 to 12 percent slopes, eroded	C	4.1	2.6%
ScB	St. Charles silt loam, 2 to 6 percent slopes	B	17.8	11.0%
TrB	Troxel silt loam, 1 to 3 percent slopes	B	5.2	3.2%
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes	C	3.1	1.9%
WxB	Whalan silt loam, 2 to 6 percent slopes	C	6.0	3.7%
WxC2	Whalan silt loam, 6 to 12 percent slopes, eroded	C	13.6	8.4%
WxD2	Whalan silt loam, 12 to 20 percent slopes, eroded	C	1.0	0.6%
Totals for Area of Interest			**161.8**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

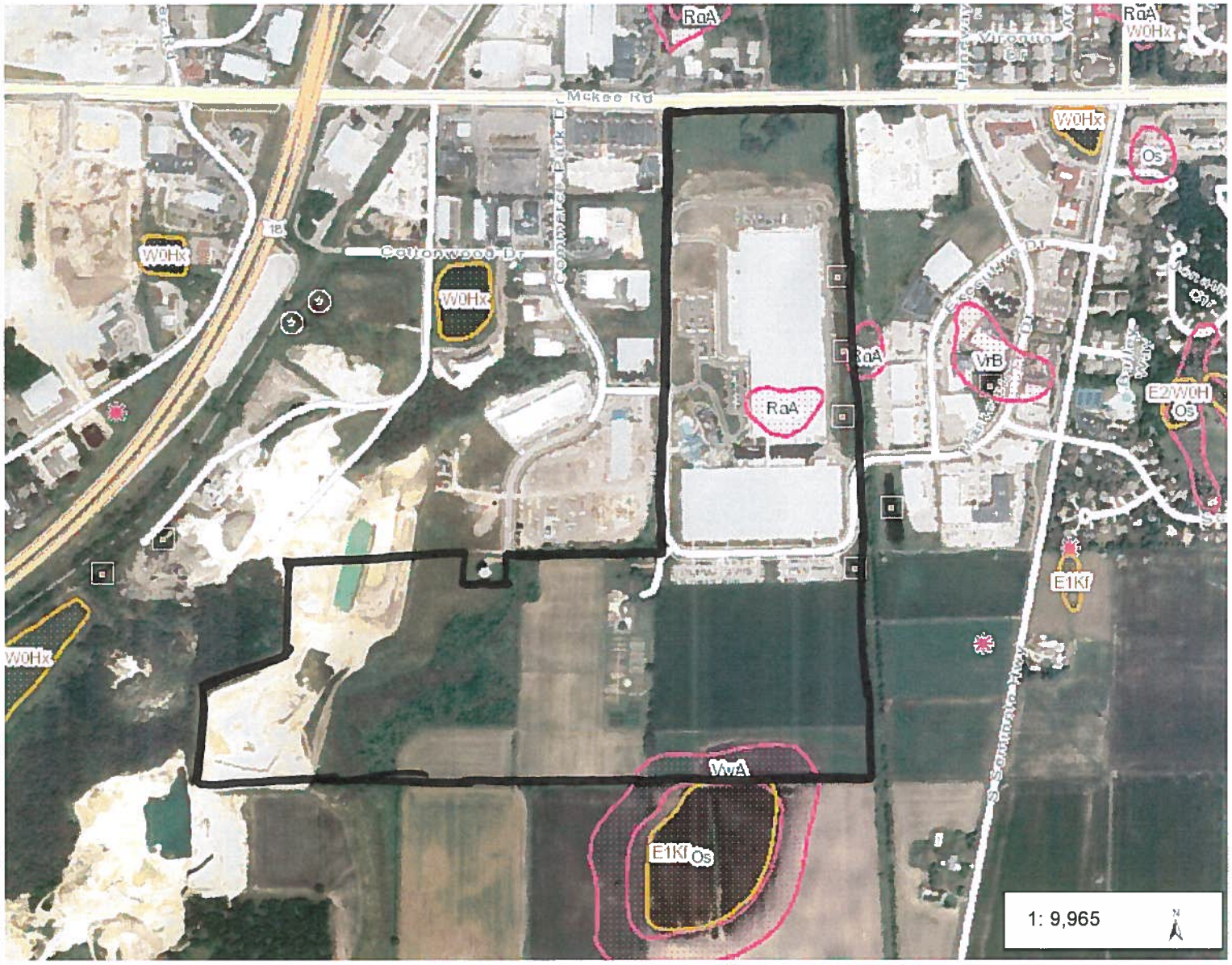
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

FIGURE 6

Surface Water Data Viewer Map



Legend

- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  - Wetland
  - Upland
- Filled Areas
- NRCS Wetspots
- Wetland Indicators
- Rivers and Streams
- Open Water
- Air Photo Index (2008 NAIP)

Notes

0.3 0 0.16 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

FIGURE 7

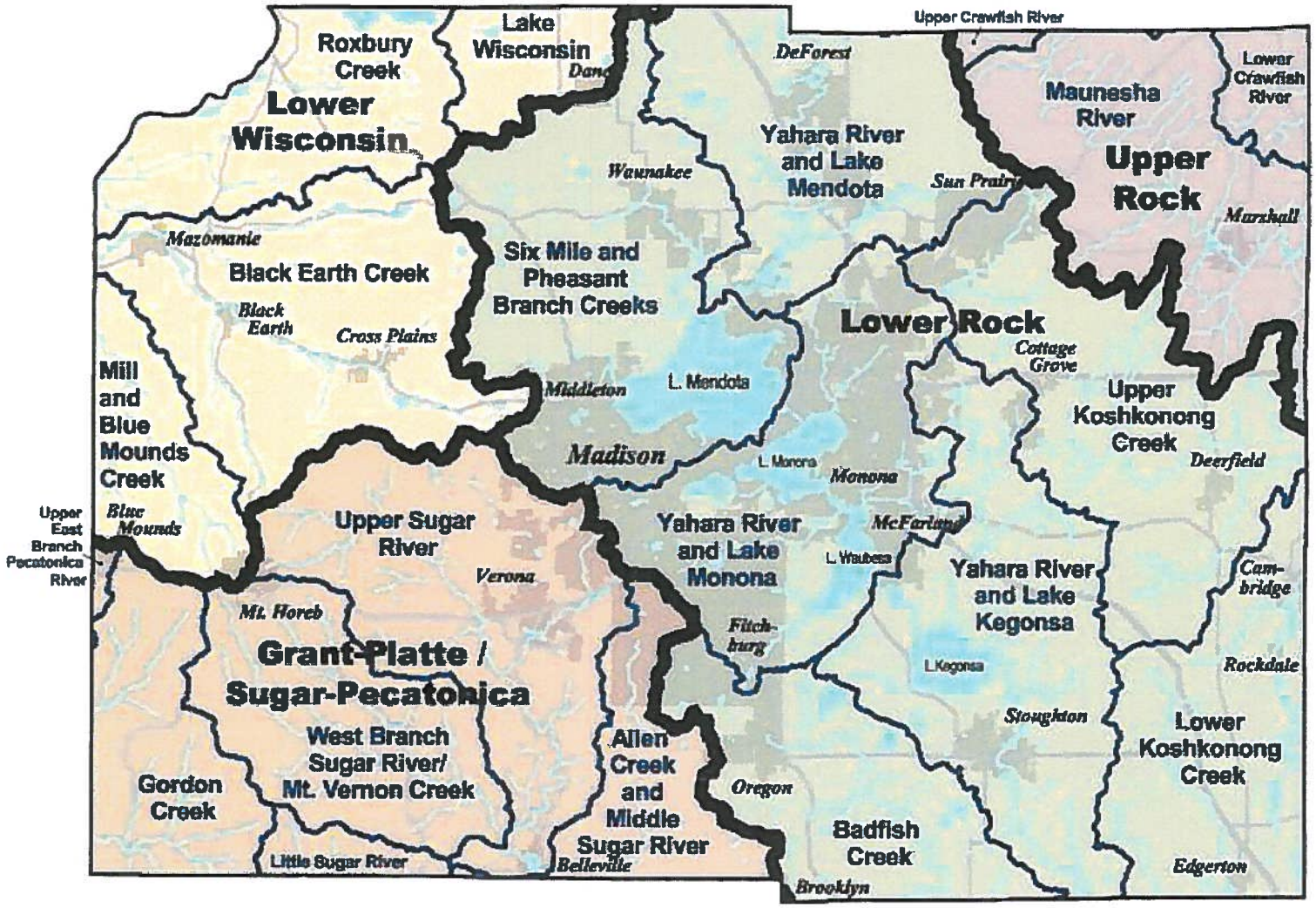
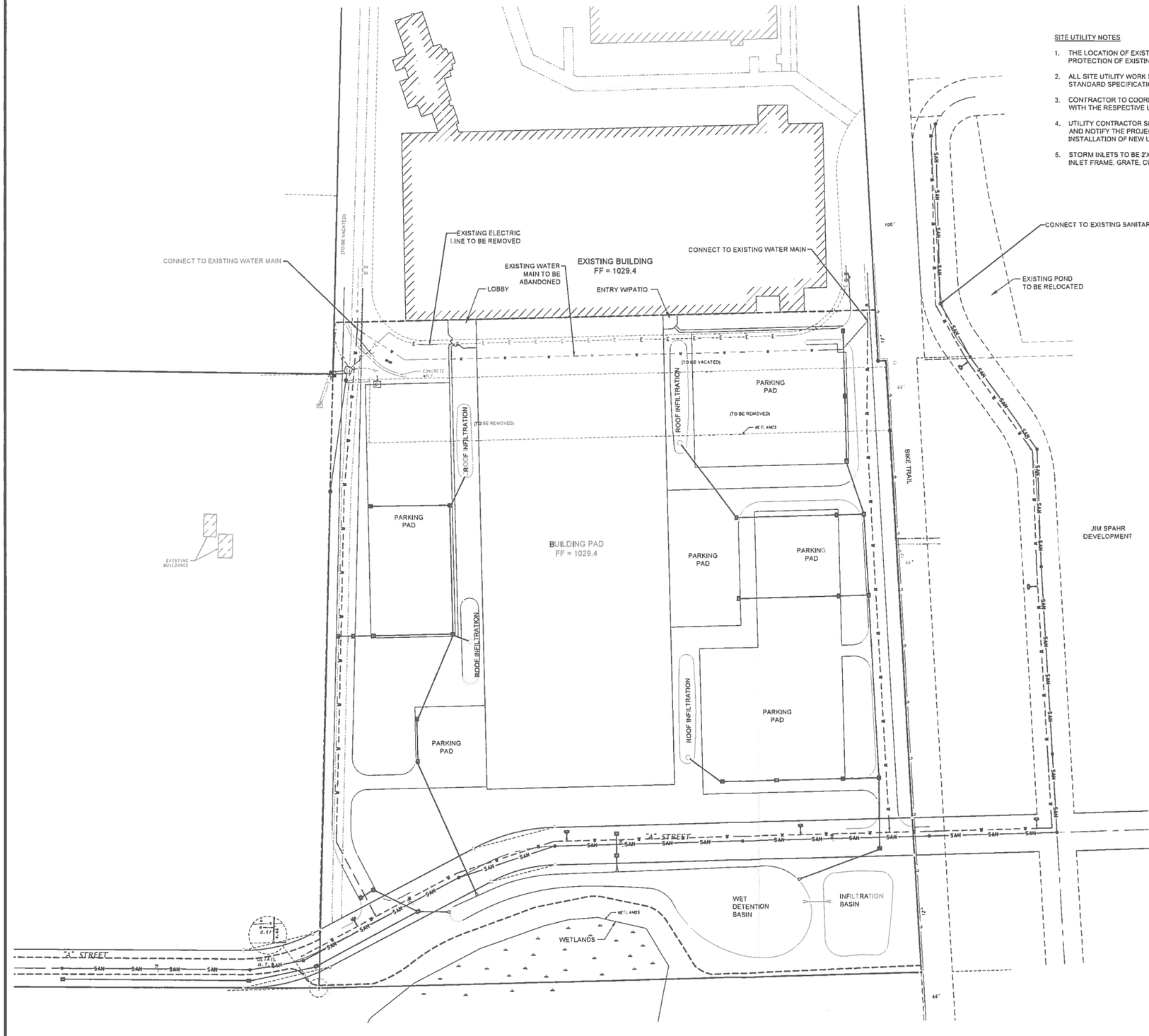

Roxbury Creek
Lake Wisconsin
Upper Crawfish River
DeForest
Lower Crawfish River
Maunesha River
Lower Wisconsin
Yahara River and Lake Mendota
Upper Rock
Waunakee
Sun Prairie
Marshall
Mazomanie
Six Mile and Pheasant Branch Creeks
Black Earth Creek
Lower Rock
Black Earth
Cross Plains
Cottage Grove
Mill and Blue Mounds Creek
Middleton
L. Mendota
Upper Koshkonong Creek
Madison
Deerfield
L. Monona
Monona
Upper East Branch Pecatonica River
Blue Mounds
Upper Sugar River
Yahara River and Lake Monona
McFarland
L. Waubesa
Yahara River and Lake Kegonsa
Cam-bridge
Verona
Mt. Horeb
Fitch-burg
Grant-Platte / Sugar-Pecatonica
L. Kegonsa
Rockdale
Stoughton
West Branch Sugar River/ Mt. Vernon Creek
Lower Koshkonong Creek
Allen Creek and Middle Sugar River
Gordon Creek
Oregon
Badfish Creek
Little Sugar River
Belleville
Edgerton
Brooklyn

FIGURE 8



SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
5. STORM INLETS TO BE 2'X3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE, CURB BOX WITH TYPE C LID.

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

UTILITY PLAN

SUB-ZERO

CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SCALE: 1" = 100'
(PAGE SIZE: 24 X 36)

DATE: 07-20-15
REVISED:

DRAWN BY: KJP

FN: 15-05-118

Sheet Number
C 102